

FINDINGS OF FACT

Khatra Yusef is the listed owner of property at 2717 18th Avenue S., in the City of Minneapolis. As the owner of this property Khatra Yusef, on March 23, 2010, applied for and was awarded a rental license for the property. Khatra Yusef was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. Khatra Yusef's listed address on the rental license application was 219 Belvidere Street E., St. Paul, MN 55107.

On May 5, 2011, an inspection was conducted at the property by Housing Inspector Sarah Maxwell. The inspection led to the issuance of written orders which included to replace or repair the windows on the front porch of the property, to discontinue the parking of vehicles on unpaved surfaces and to repair or replace the screens at the property. The owner was given until June 9, 2011.

On May 21, 2010, an inspection was conducted at the property by Housing Inspector Sarah Maxwell. The inspection led to the issuance of written orders which included; repair smoke detectors, provide Carbon Monoxide detectors, repair or replace the bathroom door on the upper unit, exterminate all mice at the property, repair the hole in the bedroom ceiling, repair or replace the plumbing fixtures in the lower unit and to provide Carbon Monoxide detectors in the lower unit. The owner was given until July 20, 2010, to make the necessary repairs. On December 9, 2010, a re-inspection was completed at the property which found that not all of the violations had been abated. On December 10, 2010, an administrative citation was issued in the amount of \$200.00 for the unabated violations of repair the hole in the bedroom ceiling, supply smoke detectors in the upper unit and for the unabated violations of repair or replaces the plumbing fixtures in the lower unit. On March 3, 2011, a re-inspection of the property found that the plumbing repairs in the lower unit had not been abated and on March 9, 2011, an administrative citation was issued in the amount of \$400.00. Neither the \$200.00 nor the \$400.00 administrative citation was paid by the owner.

On May 5, 2011, an inspection was conducted at the property by Housing Inspector Sarah Maxwell. The inspection led to the issuance of written orders which included; to replace or repair the windows on the front porch of the property, to discontinue the parking of vehicles on unpaved surfaces and to repair or replace the screens at the property. The owner was given until June 9, 2011 to make the necessary repairs. On June 16, 2011, a re-inspection of the property was conducted which showed that the violations had not been abated and on June 21, 2011, an administrative citation was issued in the amount of \$200.00. The \$200.00 administrative citation was not paid by the owner.

At the May 5, 2011, inspection additional orders were written to the owner to replace the missing thermostat cover for the 1st floor unit, to repair the smoke detectors on the first floor unit, to provide Carbon Monoxide detectors for the first floor unit, to repair the wall on the first floor unit, to provide the minimum required outlets for the first floor unit kitchen, to free the window sashes in the first floor kitchen. The owner was given until

June 9, 2011, to make the necessary repairs. On July 22, 2011, a re-inspection of the property showed that the repairs to the kitchen outlets and window sashes were not abated and on July 27, 2011, an administrative citation was issued in the amount of \$200.00. On October 28, 2011, a re-inspection showed that the repairs had still not been abated and on October 31, 2011, an administrative citation was issued in the amount of \$400.00. Neither the \$200.00, nor the \$400.00 administrative citation was paid by the owner.

At the July 22, 2011, inspection written orders were issued to the owner requiring the owner to repair or replace the doorknob on the rear door in the lower unit and to obtain a licensed exterminator to rid the property of roaches in both units. The owner was given until August 20, 2011, to make the required repairs. As of December 1, 2011, the inspector has been unable to verify that the owner has taken the steps necessary to rid the two units of the roach infestation.

On June 10, 2011, a Notice of Director's Determination of Non-Compliance was sent to Khatra Yusuf at the listed address of 219 Belvidere Street E., St. Paul, MN 55107, notifying the owner that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 2717 18th Avenue S. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). On November 8, 2011, a Second Notice of Director's Determination of Non-Compliance was sent to Khatra Yusuf at the listed address of 219 Belvidere Street E., St. Paul, MN 55107, notifying the owner that there was a violation of M.C.O. § 244.1910 (19) (good cause) due to the unchecked pest infestation at the property. The owner was given 10 days to bring the property into compliance. The owner failed to bring the property into compliance and on November 3, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Khatra Yusuf at the listed address of 219 Belvidere Street E., St. Paul, MN 55107. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.